141.0	0003	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,136,400 / 1,136,400
					USE VALUE: 1,136,400 / 1,136,400
					ASSESSED: 1,136,400 / 1,136,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTELLY FRANCES & JOHN
Owner 2:	TRUSTEES/KOTELLY FAMILY TR
Owner 3:	
Street 1:	235 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOTELLY FRANCES & JOHN -
Owner 2:	TRUSTEES/KOTELLY FAMILY TR -
Street 1:	235 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,437 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3251 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7437.000	616,800	5,100	514,500	1,136,400
Total Card	0.171	616,800	5,100	514,500	1,136,400
Total Parcel	0.171	616,800	5,100	514,500	1,136,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.61 | /Parcel: 349.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	90680
GIS Ref	
GIS Ref	
Insp Date	11/25/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	616,700	5100	7,437.	514,500	1,136,300	1,136,300	Year End Roll	12/18/2019
2019	104	FV	476,900	5100	7,437.	482,300	964,300	964,300	Year End Roll	1/3/2019
2018	104	FV	476,900	5100	7,437.	398,700	880,700	880,700	Year End Roll	12/20/2017
2017	104	FV	448,000	5100	7,437.	366,600	819,700	819,700	Year End Roll	1/3/2017
2016	104	FV	448,000	5100	7,437.	334,400	787,500	787,500	Year End	1/4/2016
2015	104	FV	400,600	5100	7,437.	328,000	733,700	733,700	Year End Roll	12/11/2014
2014	104	FV	400,600	5100	7,437.	304,800	710,500	710,500	Year End Roll	12/16/2013
2013	104	FV	416,300	5100	7,437.	290,000	711,400	711,400		12/13/2012

!10895!

PRINT

Date	Time
12/11/20	01:08:09

LAST REV

Date	Time
01/25/18	18:28:36

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10895

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOTELLY CHRISTO	30022-298		4/9/1999	Convenience	99	No	No		
	12052-167		8/6/1971		42,000	No	No		N

USER DEFINED

Prior Id # 1:	90680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2005	98	Re-Roof	12,000					
3/30/1998	158	Manual	3,500					REPAIR PORCH
8/21/1996	408	Manual	2,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2008	Meas/Inspect	163	PATRIOT
9/27/2005	Fieldrev-Chg	BR	B Rossignol
11/10/1999	Meas/Inspect	243	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7437		Sq. Ft.	Site		0	80.	0.86	9									514,486						514,500	

Total AC/HA: 0.17073 | Total SF/SM: 7437 | Parcel LUC: 104 Two Family | Prime NB Desc: Brackett | Total: 514,486 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97302723
Const Adj.:	1.00989902
Adj $ / SQ:	167.052
Other Features:	135070
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838075
Depreciation:	221252
Depreciated Total:	616823

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

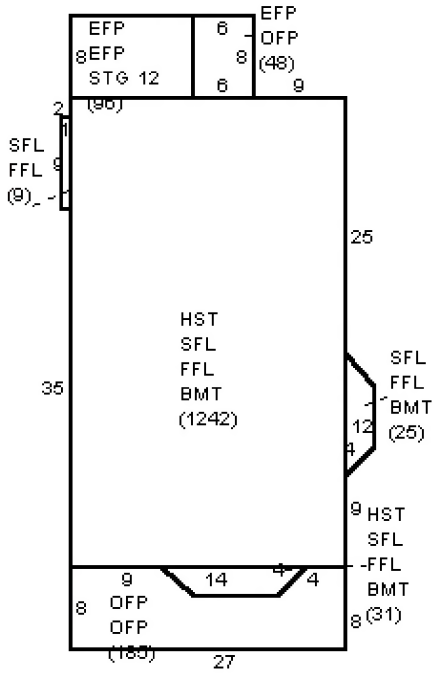
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.76
Special Features:	0	Val/Su Net:	116.31
Final Total:	616800	Val/Su SzAd	189.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,307	167.050	218,337
SFL	Second Floor	1,307	167.050	218,337
BMT	Basement	1,298	50.120	65,050
HST	Half Story	637	167.050	106,329
OFP	Open Porch	418	20.650	8,632
EFP	Enclos Porch	240	38.950	9,348
STG	Storage	96	8.160	784
	Net Sketched Area:	5,303	Total:	626,817
Size Ad	3250.5	Gross Are	5939	FinArea 3251

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100